

PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING

\$2.1 BILLION PROGRAM ANNOUNCED

The 1961-65 Capital Improvements program, totaling \$2.1 billion and outlaying more than 1,200 construction projects throughout Chicago, was announced by Mayor Richard J. Daley in a statement today.

It calls for an expenditure of \$5.7 million for public facilities by the City of Chicago departments and agencies.

In this year's report, for the first time, the City of Chicago total includes projects in renewal agencies. The allocation for other departments, \$755.5 million, is an increase over the comparative figure of \$691.9 million in the 1964 program. This is because of the scheduling of projects.

Of the city's \$1,085.7 million total, \$1,000 million will be from new obligations; \$237 million is in funds for projects under contract.

Less than one-third of the city's \$1,000 million in new project commitments will be financed from general obligation bonds, retired with property taxes. More than two-thirds will be financed from user-pay sources, such as Motor Fuel Tax, water certificates, airport revenue bonds, and from federal and state grants.

Scheduled for expenditure beyond 1965 is \$64.8 million for city projects.

The program also lists projects by other government agencies operating in the City of Chicago, totaling \$1,009.4 million.

This is the fourth annual five-year program to be prepared by the department.



Located Cicero Avenue, looking north at Midway Airport. New route permits freer access into airport from parking lot. Five-year program scheduled additional parking improvements in 1961.

ment's capital improvements program division, for the Capital Improvements Program Committee. Commissioner of City Planning Ira J. Bach serves as chairman of the committee, and Robert W. Christensen, division director, serves as secretary.

The committee was expanded in 1960 to include representatives of the Board of Education, Chicago Park District, Chicago Transit Authority, Cook County Highway Department and Metropolitan Sanitary District of Greater Chicago. The increased membership made possible improved coordination and an earlier publication date.

The program is revised and extended each year, to insure conformity to long-range planning policies.

Some of the major projects included in the program are:

EXPRESSWAYS. Total \$179.3 million. The interchange at Halsted Street will be completed in 1961, the Southwest Route in 1965, and the South Route in 1962.

Funds are allocated for improvements along Lake Shore Drive, and for engineering of the Franklin Expressway along the Chicago River South Branch and extension of Wacker Drive to Lake Shore Drive.

BRIDGES, VIADUCTS AND GRADE SEPARATIONS. Total \$83.2 million. Newly scheduled projects include a through-lane overpass at the Caldwell-Devon-Central intersection; a bridge over the Chicago River at Columbus Drive; and a grade separation at 79th-Kedzie-Southwest Highway.

STREET IMPROVEMENTS. Total \$32.9 million, for 115 miles of street improvements. This includes resurfacing, widening, channelization, intersection improvements, relocations and curb and gutter projects.

STREET LIGHTING. Total \$28.3 million, for lighting along nearly 180 miles of streets. This includes the city's arterial, commercial and industrial programs. The total lighting program will be completed in 1963.

TRAFFIC SIGNALS. Total \$8 million, for new installation and rehabilitation. Included is \$1.15 million to replace the obsolete Loop system.

RAPID TRANSIT. Total \$13.6 million, for city projects in cooperation with

JOHN L. McCAFFREY NAMED PLAN COMMISSION CHAIRMAN; CLAIR M. RODDEWIG RESIGNS

John L. McCaffrey became the new chairman of the Chicago Plan Commission on May 10, when the City Council approved his appointment by Mayor Richard J. Daley.

McCaffrey, formerly commission vice chairman since December 1959, replaced Clair M. Roddewig, who resigned on March 29 upon his appointment to the Board of Education.

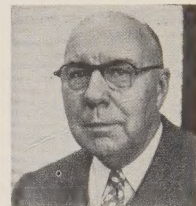
Before his retirement, McCaffrey was chairman of the board and president of International Harvester Company. He joined the company as a warehouse clerk in 1909, and was elected vice president in 1940.

During World War II he served as chairman of the company's Post War Planning Committee, which directed the development of new products and facilities after the war. He resides at 5555 N. Sheridan Road.

Roddewig has served as commission chairman since June 1957. Previously, since March 1957, he was vice chairman. He is an attorney and president of the Association of Western Railways.

His past positions include president and director of the Chicago and Eastern Illinois Railway. He resides at 10128 South Hoyne Avenue.

At its May 4 meeting, the commission presented him a plaque commending him for his outstanding leadership and service. Under his direction, the expanded policy-making role of the commission, as reconstituted in 1956, was established.



John L. McCaffrey



Clair M. Roddewig

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the Chicago Transit Authority. A newly scheduled project is a station at Kostner Avenue in the Congress Expressway median strip. Funds are provided for construction in the Northwest and South expressways, to allow later transit development.

AIRPORTS. Of the \$142.1 million for O'Hare Field, nearly \$130 million will be covered by revenue bonds. The first stage of terminal, hangar and runway improvements will be substantially completed in 1961.

Allocated for Midway Airport is \$10.9 million, including new approach lights to be installed in 1961 and 1962 and a new terminal building. Runway extension and additional aircraft parking are among the projects programmed for Meigs Field, totalling \$12.1 million.

WATER WORKS. Completion of the Central District Filtration Plant and improvements at the South District plant are covered in a \$47.9 million allocation. Construction of pumping stations and tunnels totals \$17.4 million, and water distribution facilities, \$42.5 million.

SEWERS. Total \$82.8 million, for construction or extension of 27 sewer systems. Newly scheduled systems are Berteau, Birchwood, Foster and Imlay.

PUBLIC BUILDINGS. Seven fire stations, six police area headquarters, six ward offices, a branch library, new Police Headquarters facilities and a Municipal Tuberculosis Clinic are among the buildings scheduled for the first time.

URBAN RENEWAL. For the five-year period, \$80.4 million has been allocated for the Chicago Land Clearance Commission; \$145.3 million for the Chicago Housing Authority; and \$104.6 million for the Community Conservation Board. These totals include federal grants, as well as city expenditures.

Members of the Capital Improvements Program Committee are Ira J. Bach, commissioner, Department of City Planning; George L. DeMent, commissioner, Department of Public Works; William E. Downes Jr., commissioner, Department of Aviation; John G. Duba, Mayor's administrative officer; James W. Jardine, commissioner, Department of Water and Sewers.

Lloyd M. Johnson, commissioner, Department of Streets and Sanitation; Arthur G. Lindell, budget director; John E. McNulty, president, Board of Local Improvements; Benjamin C. Willis, general superintendent of schools, Board of Education; Daniel L. Flaherty, general superintendent, Chicago Park District,

Walter J. McCarter, general manager, Chicago Transit Authority; William J. Mortimer, superintendent, Cook County Department of Highways; and Burton A. Scheidt, chief engineer, Metropolitan Sanitary District of Greater Chicago.

CONSTRUCTION BEGINS IN 12 RENEWAL AREAS IN 1961

During 1960 construction began in twelve Chicago renewal project areas and 60 more acres were authorized for clearance, according to the department's latest Urban Renewal Progress Report.

Two additional projects were authorized last year, the Chicago Land Clearance Commission 25th-South Parkway project and the Chicago Dwellings Association 51st-Cottage Grove project.

Total relocation for the year was 3,476 families, including those displaced for expressway construction and code enforcement.

By the end of the year, the Community Conservation Board had acquired 65.7 acres out of 101.2 acres designated for clearance in the Hyde Park-Kenwood Urban Renewal Area.

The Chicago Housing Authority completed 420 dwelling units in its Rockwell Gardens project in 1960. At the end of the year, only 130 parcels remained to be purchased on approved CHA sites, in the Robert R. Taylor Homes and 41st-Lake Park projects.

CHA also began preliminary work on a new program of housing for the elderly during the last quarter of 1960.

The department's coordination division prepared the report for the fourth quarter of 1960, under the supervision of Norman Elkin, then division director and now Community Renewal Program project director. Bernard Gordon is

technical editor of the report.

Ten of the projects under construction in 1960 were Chicago Housing Authority developments. New buildings were started in two Land Clearance Commission projects, 13th-Blue Island and Illinois Institute of Technology.

At the end of the year CHA had 7,251 units in eleven developments under construction.

Federal capital grants for 20 percent Chicago Land Clearance Commission projects and one Community Conservation Board project total \$77,139,118 at the end of the year.

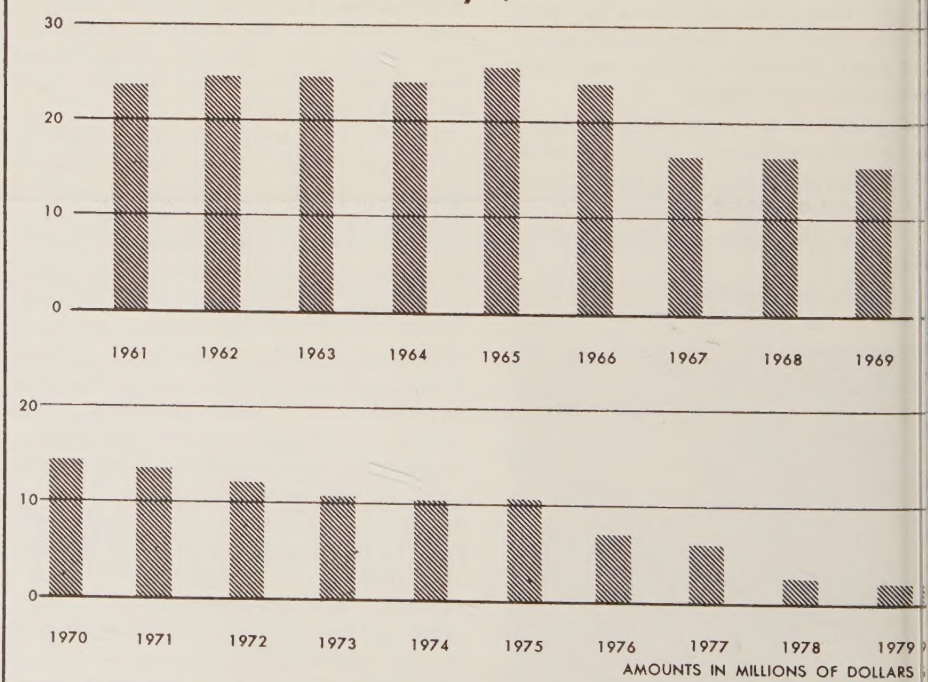
The Mayor's Committee on Urban Renewal determines policy for renewal activities, regarding coordination, scheduling and capital improvement programming.

Mayor Richard J. Daley is chairman of the committee. John G. Duba, Mayor's administrative officer, is vice chairman.

Other members are Commissioner Ira J. Bach; Deputy Commissioner Clifford J. Campbell, secretary; James C. Downs, Jr., housing and economic consultant to the Mayor; Phil A. Dore, executive director, Chicago Land Clearance Commission.

Also D.E. Mackelmann, commissioner, Community Conservation Board; John C. Melaniphy, corporation counsel, Department of Law; George L. Ramey, commissioner, Department of Building and Alvin E. Rose, executive director, Chicago Housing Authority.

**Scheduled Retirement of Existing General Obligation Bonded Debt
January 1, 1961**



Chicago is in a favorable position to finance the 1961-1965 Capital Improvements Program. The limitation on constitutional debt of the city is 5 per cent of assessed valuation. Using the 1959 assessment total of \$10.4 billion, this allows a constitutional debt of \$520.5 million. The city has outstanding only \$262.2 million of allowable debt, leaving an unused debt margin of \$258.3 million.

President's 1961 Housing Bill Would Speed Renewal Programs

President Kennedy's 1961 Housing Bill contains provisions which would increase the speed and effectiveness of urban renewal programs in Chicago and other major cities.

The bill has been introduced into the houses of Congress.

Mayor Richard J. Daley testified in favor of the bill before the Housing Committee of the Senate Banking and Currency Committee in April.

He discussed five provisions of the bill which would be particularly important to Chicago's program.

First, the bill would permit 30 per cent of new urban renewal grant authority to be used for non-residential projects. This is an increase over the 20 per cent limitation in the 1959 Housing Act.

The provision would cover areas in which the existing buildings are not predominantly residential, and which can be redeveloped or rehabilitated for uses other than housing.

This would enable cities to include more commercial, industrial and institutional projects, and to develop more balanced programs.

Second, the bill would broaden Section 221 housing to include moderate-income families, as well as families displaced by improvement projects. It would offer 40-year, no downpayment mortgages, insured by FHA, for new or rehabilitated housing.

Third, the bill would liberalize the insurance of "Section 220" home

improvement and rehabilitation loans. Interest rates would be reduced, the term of payment would be lengthened, and the maximum loan permitted would be increased.

These two provisions, broadening Section 221 and Section 220 housing insurance, would encourage rehabilitation and increase the supply of standard housing in middle-aged urban communities.

Fourth, the bill would make several desirable changes in the public housing program. Approximately 100,000 additional units would be authorized.

Eligibility requirements for disabled families would be liberalized, and local agencies would be allowed greater control in determining occupancy.

New provisions would assist cities in expanding public housing for the elderly. Additional federal payments would be available for elderly tenants, and the per room cost limit would be increased by \$500. This would allow special facilities such as those which Chicago has planned in public housing for the elderly--wide corridors and doorways for wheelchairs, grab rails.

Fifth, the bill would expand opportunities for other types of housing for the elderly. The direct loan authorization for elderly housing would be increased from \$50 million to \$100 million.

Public agencies, as well as non-profit corporations, would be eligible to receive these loans.

These are only a few of the provisions of the Housing Bill. At the hearing, the Mayor supported the bill in its entirety and urged its passage.

It would be a significant step toward enabling Chicago to continue essential urban renewal and housing programs--in rehabilitation, housing for the elderly and housing for middle-income families. The Mayor's Committee on Urban Renewal guides and establishes policy for these activities. Several members of the committee, including executive officers of planning and renewal agencies, accompanied the Mayor when he testified in Washington.

An additional capital grant authorization of \$2½ billion for planning and urban renewal would assure continuity of federal assistance. This has been a serious problem to cities attempting to carry out comprehensive programs over a long-range period.

Federal mortgage insurance programs have been instrumental in encouraging suburban development. The President's 1961 Housing Bill would offer many of the same incentives to developers and home owners in the older communities of central cities.

STAFF DISCUSSES PLANNING ON RADIO, T.V. PROGRAMS

Department of City Planning staff members have informed the public about Chicago's planning work through recent appearances on radio and television shows, and through speaking engagements before business and civic groups.

Commissioner Ira J. Bach commented on the City's development and planning program on a WIND radio program, "Chicago: The Changing Skyline," presented April 16.

Deputy Commissioner Clifford J. Campbell and Robert W. Christensen, director of the capital improvements program division, were featured guests on "Seminar 61," a weekday morning WBBM-TV show, on April 18 and 19. Christensen discussed the Central Area Plan and Campbell the urban renewal program and Central South Area Plan.

Christensen also described progress in accomplishing Central Area Plan proposals in an address to the Swedish Engineers Society, 530 W. Wrightwood, April 19.

Norman Elkin, project director of the Community Renewal Program, addressed the City Club of Chicago at the Central YMCA, 19 S. LaSalle, April 17. He stressed the need to prevent blight in Chicago's middle-aged communities.

Bernard Gordon of the coordination division spoke to the Chicago Federation of Settlements on April 4 at the Christopher House, 2507 N. Greenview. He told the group of the planning process involved in urban renewal projects.

Robert Adams, coordination division director, addressed the South Side Conservation Association at the Pilgrim Youth Center, 3300 S. Indiana, April 21. He discussed current planning studies of the south side.

Joseph Kesler, general plan division, spoke to the Wicker Park Neighborhood Council on April 18 at the Association House, 2150 W. North. Jerral Harper, general plan division, spoke before a group of ministers and school principals at the Duncan North YMCA, 3700 W. Grand, on April 19.

John J. Thomas, also of the general plan division, spoke at "Port Chicago Day" on May 13 at the Carver Park Field House in CHA Altgeld-Murray Homes.

David Zisook Appointed Chicago Plan Commission

David Zisook, a business leader who has been active in urban renewal, has been appointed to the Chicago Plan Commission by Mayor Richard J. Daley. The appointment was confirmed by the City Council on March 29.

He is president of the Zisook Construction Company, a partner in the real estate firm of Zisook and Associates. The construction company has conducted a study of the feasibility of reutilizing residential buildings in the Community Conservation Board's Hyde Park-Kenwood Urban Renewal Area.

Zisook is a director of the South Side Chicago Commission; a director and chairman of the advisory committee on the Hyde Park-Kenwood Community Conference; and a director of the South Side Commission. He resides at 1711 W. 71st Street.



David Zisook

STAFF MEMBER EXHIBITS PHOTOS

An exhibit of color photographs by Eric Yondorf, planner in the general plan division, is scheduled for the month of May, in the galleries of Paul Theobald and Company, 5 N. Wabash Ave.

DEPARTMENT OF CITY PLANNING

City of Chicago

Ira J. Bach
Commissioner of City Planning



Clifford J. Campbell
Deputy Commissioner of City Planning

Hon. Richard J. Daley
Mayor

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PLAN COMMISSION APPROVES 6 RENEWAL PROJECT PROPOSALS FOR U. OF I. CAMPUS

Six urban renewal project proposals, designed to make the Harrison-Halsted site available for the Chicago campus of the University of Illinois, were approved by the Chicago Plan Commission at its April meeting.

Five involved Chicago Land Clearance Commission projects, and one was a revision to the Community Conservation Board's Near West Side Urban Renewal Area.

Several residents of the Harrison-Halsted and Garfield Park communities spoke in opposition to this university site at the meeting. Among them were Mrs. Florence Scala and T.J. Haring of the Harrison-Halsted Community Group; Sam K. Levin, president of the Garfield Park Chamber of Commerce; and Mrs. Jesse F. Binford of Hull House.

Alderman John D'Arco of the first ward spoke on behalf of the Harrison-Halsted residents.

Phil A. Doyle, executive director of the Chicago Land Clearance Commission, stated that the value of the university to the city as a whole necessitated the change from the original plan for residential use in Harrison-Halsted. He emphasized that the commission would assist displaced families in obtaining improved housing.

The CLCC projects approved were the site designation report and redevelopment plan for the Roosevelt-Blue Island project, revision number 1 to the redevelopment plan for the Harrison-Halsted project, and the site designation report and redevelopment plan for the Congress-Racine project.

The three projects cover a total of 163.6 acres, of which 105.8 acres would be used for development of the university. Most of the remaining land would be devoted to residential use.

Another proposal approved by the commission was a revision of the northern boundary of the Near West Side Urban Renewal Area, to conform to the south line of the new CLCC Congress-Racine project.

The Department of City Planning recommended approval of the six proposals. At the meeting, Commissioner Ira J. Bach read a previous statement by Mayor Richard J. Daley, requesting the City Council to consider the CLCC ordinances. Deputy Commissioner Clifford J. Campbell presented the department's report on the proposals.